



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 14310-00000-00360
Date Received: 21 MAY 2014
Commission/Group: EAST COLUMBUS CIVIC ASSN
Existing Zoning: _____ Application Accepted by: HF Fee: \$1900-
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Proposing to reduce the building setback along Johnstown and Switzer Roads to 30' and 25' respectively and to reduce the pavement setback along Johnstown and Switzer Roads to 30' and 0' from the special provision of 50' per 3367.15 (a), (c), and (d). And to reduce the number of required parking spaces from 12 to 10 per 3312.49 (c) Table 4. This is for existing non-compliance along Johnstown Road and building addition along Switzer Road.

LOCATION

1. Certified Address Number and Street Name 2629 Johnstown Road
City Columbus State Ohio Zip 43219
Parcel Number (only one required) 010-001364

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Rickard Alan Sicker, P.E. c/o RAS Civil Engineering, LLC
Address 4254 Tuller Road City/State Dublin, Ohio Zip 43017
Phone # (614) 581-8504 Fax # (614) 761-0717 Email Rick_Sicker@att.net

PROPERTY OWNER(S):

Name KDL Properties, LLC c/o Justin McAllister
Address 4160 Randmore Court City/State Columbus, Ohio Zip 43220
Phone # (614) 475-8282 Fax # (614) 475-8283 Email Justin@FortnerInc.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Rickard Alan Sicker
PROPERTY OWNER SIGNATURE Justin McAllister
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

14310-00000-00360
2629 JOHNSTOWN ROAD



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri May 30 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2629 JOHNSTOWN RD COLUMBUS, OH

Mailing Address: 4160 RANDMORE CT
COLUMBUS OH 43220

Owner: KDL PROPERTIES LLC

Parcel Number: 010001364

ZONING INFORMATION

Zoning: ANNEX2977, Manufacturing, M2
effective 6/15/1966, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: I-670 Graphics Control

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: 65

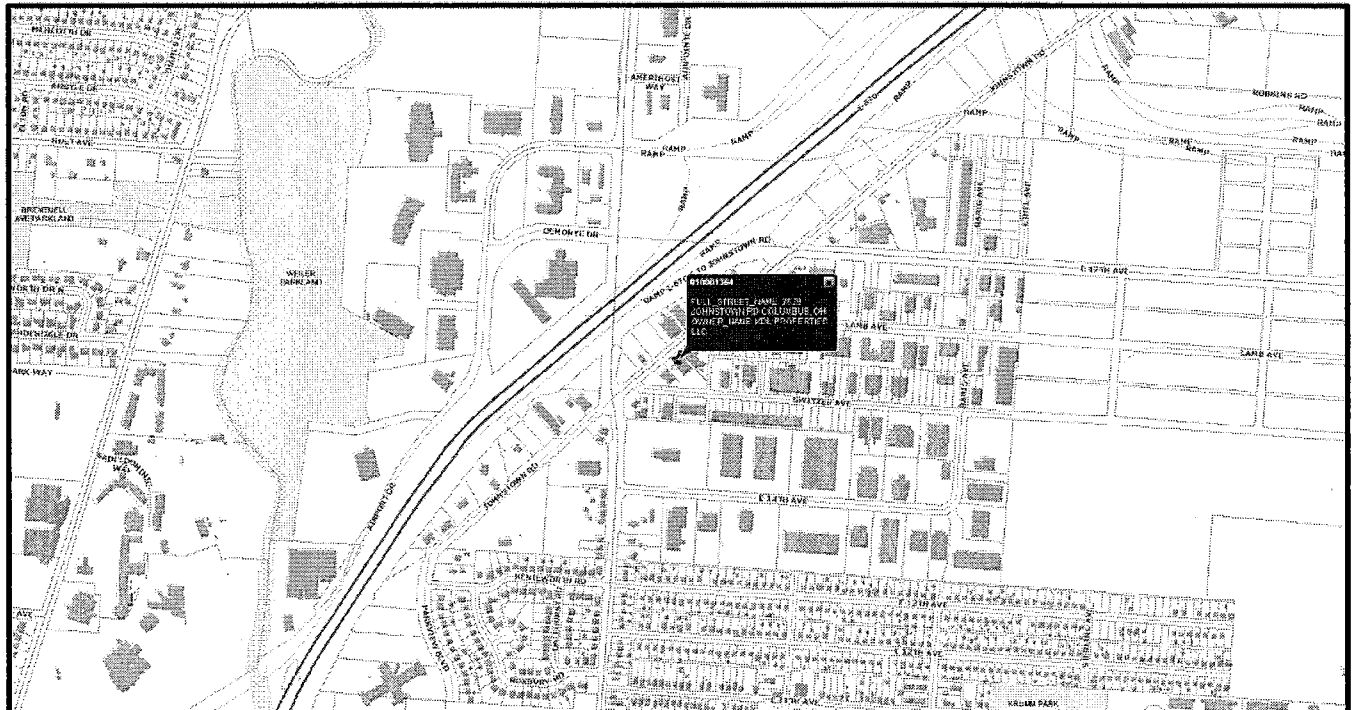
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

14310-00000-00360
2629 JOHNSTOWN ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME RICKARD ALAN SICKER
of (1) MAILING ADDRESS c/o RAS CIVIL ENGINEERING, LLC, 4254 TULLER ROAD, DUBLIN, OHIO 43017

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) KDL PROPERTIES, LLC

AND MAILING ADDRESS

c/o JUSTIN MCALLISTER

4160 RANDMORE COURT

COLUMBUS, OHIO 43220

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

RICKARD ALAN SICKER

(614) 581 - 8504

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS:

(5) EAST COLUMBUS CIVIC ASSOCIATION

MICHAEL JOHNSON - PRESIDENT

3048 E 6TH AVENUE, COLUMBUS, OHIO 43219

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
F, J, & S INVESTMENTS	2929-43 SWITZER AVENUE	75 E WILSON BRIDGE ROAD, WORTHINGTON, OHIO 43085
WHOLESALE PROPERTY COMPANY, INC.	2631-5 JOHNSTOWN ROAD	3131 S DIXIE DRIVE, STE 216, MORaine, OHIO 45439
EMC INVESTMENTS, LLC	2929 JOHNSTOWN ROAD	3849 MINK STREET SW, PATASKALA, OHIO 43062
JBE LAMB, LLC	LAMB AVENUE	7817 JONELL SQUARE, NEW ALBANY, OHIO 43054
2920 SWITZER, LLC	2920 SWITZER AVENUE	14266 ROBINS ROAD, WESTERVILLE, OHIO 43082

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 21ST day of MAY, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

12-25-2018



Victor M. Lopez
Notary Public, State of Ohio
My Commission Expires 12-25-2018

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STATEMENT OF HARDSHIP

APPLICATION # _____

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2629 JOHNSTOWN ROAD

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

(1) The special provision setback of 50' either did not exist or was not applied to the site when it was originally developed.

(2) The existing building and pavement are non-conforming. The building and pavement are at 30' along Johnstown Road and the pavement is at 0' along Switzer Avenue. This condition existed when the property was acquired.

(3) The variances are needed to continue to operate as it does today PLUS to add to the building, which will increase business, number of employees, tax base, etc.

(4) Granting the variances will allow the owner to improve the property and the neighborhood.

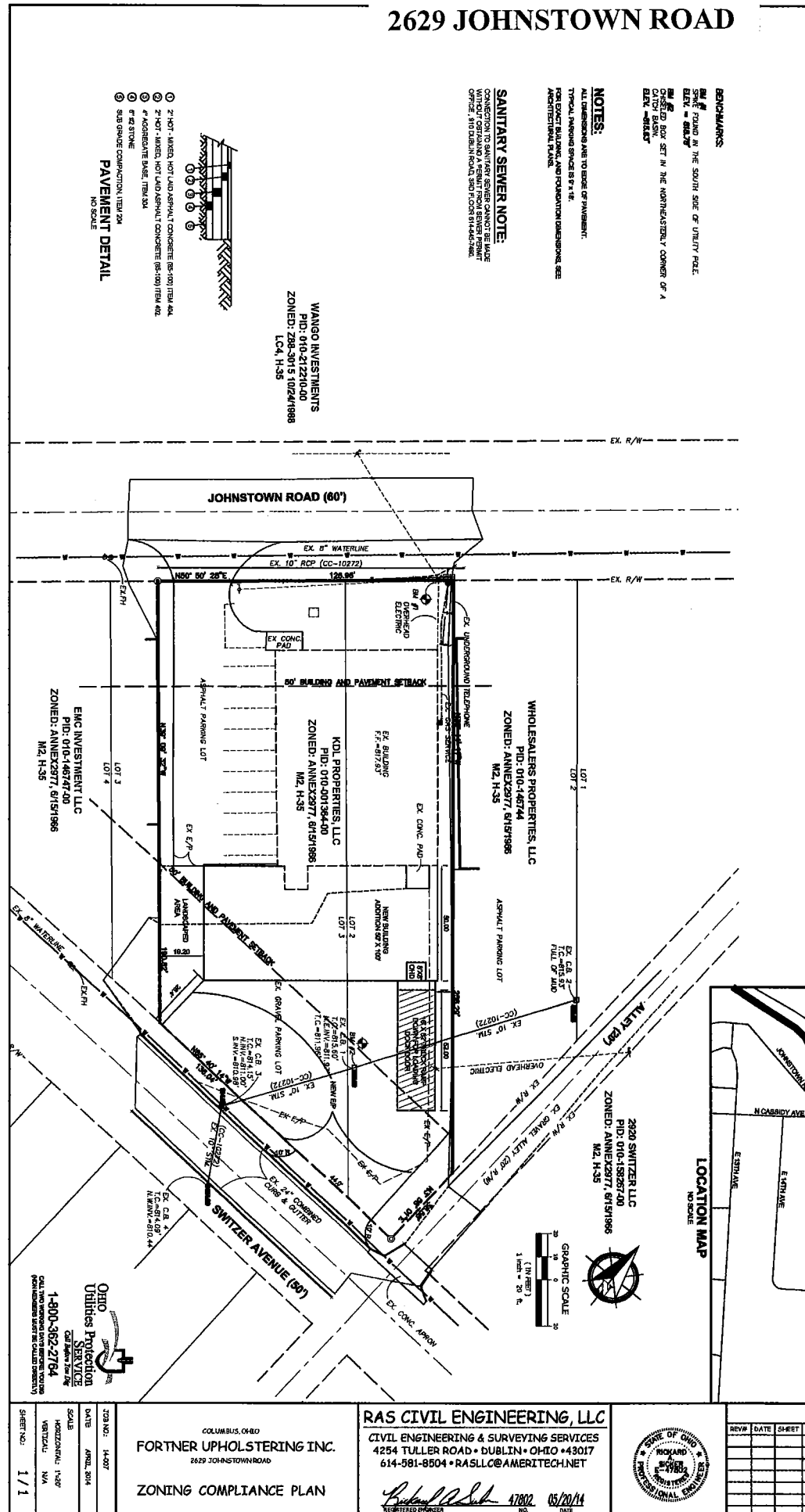
Signature of Applicant

Date

5/21/14

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Real Estate / GIS Department

[illegible]



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not provide.

APPLICATION # **14310-00000-00360**
2629 JOHNSTOWN ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) _____

RICKARD ALAN SICKER

c/o RAS CIVIL ENGINEERING, LLC, 4254 TULLER ROAD, DUBLIN, OHIO 43017

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

KDL PROPERTIES, LLC

4160 RANDMORE COURT, COLUMBUS, OHIO 43220

c/o JUSTIN MCALLISTER

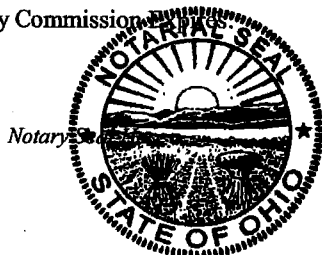
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this **21ST** day of **MAY**, in the year **2014**

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

12-25-2018



Victor M. Lopez
Notary Public, State of Ohio
My Commission Expires 12-25-2018

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Revised 05/9/12